

www.churchandhawes.com

19 Reeves Way, South Woodham Ferrers,  
Essex, CM3 5XF

Tel: 01245 329429

swf@churchandhawes.com

# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 23 Southview Road, Rettendon Common, CM3 8DX Price £230,000

CASH BUYERS ONLY NEED APPLY DUE TO NON STANDARD CONCRETE CONSTRUCTION. Situated a delightful village location this 3 bedroom house will be sold with NO UPWARD CHAIN OF SALES. Accommodation includes 3 bedrooms, 2 of which have fitted or built in wardrobes, family bathroom with white suite, entrance hall, lounge diner, light oak fitted kitchen, garden room/conservatory, externally there is off street parking for at least 2 vehicles, the 50'+ rear garden benefits from a Westerly aspect and brick built storage shed, all with PVCu glazing and oil fired central heating with NEWLY installed boiler in 2024, EPC Rating: F. Council Tax Band: A. Tenure: Freehold. CASH BUYERS ONLY.



## FIRST FLOOR

### LANDING

Coved cornice to smooth plaster ceiling, access to boarded loft space via ladder.

### BEDROOM 1 11' x 10'1" (3.35m x 3.07m)

PVCu sealed unit double glazed window to front, coved cornice to ceiling, radiator, fitted wardrobes.

### BEDROOM 2 8'3" x 7'5" (2.51m x 2.26m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, wardrobe and airing cupboard.

### BEDROOM 3 8'1" x 8'1" (2.46m x 2.46m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, cabin bed.

### BATHROOM

Obscure PVCu sealed unit double glazed window to rear, textured ceiling, heated towel rail, white low level w.c., vanity wash hand basin, panel enclosed bath with mixer tap and electric shower over, shower screen, fully tiled walls.

### GROUND FLOOR

Half obscure PVCu sealed unit double glazed entrance door to: -

### HALL

Coved cornice to smooth plaster ceiling, radiator, stairs rise to first floor, laminate floor.

### LOUNGE/DINER 19'10" x 11'<8'5" (6.05m x 3.35m<2.57m)

PVCu sealed unit double glazed window to front, coved cornice to ceiling, PVCu sealed unit double glazed French doors to garden room/conservatory, two radiators, feature fireplace with raised hearth.

### GARDEN ROOM/CONSERVATORY 14'7" x 6'3" (4.45m x 1.91m)

PVCu sealed unit double glazed window to rear, French doors to garden, radiator, work surface with cupboard and storage space under, plumbing for a washing machine.

### KITCHEN 10'3" x 8' max. (3.12m x 2.44m max.)

PVCu sealed unit double glazed window and half glazed door to conservatory/garden room, textured ceiling, tiled floor, tiled splashbacks to work surface, oil fired central heating boiler serving domestic hot water and central heating, light oak kitchen comprising single drainer sink unit with mixer tap inset work surface with drawer and cupboard under, double base unit, cooker recess, concealed extractor fan, triple base unit, work surface with cupboard and boiler under, seven wall cupboards, serving hatch to dining area.

### EXTERIOR

#### FRONT

Drop kerb, paved frontage with parking, side access to garden.

#### REAR 50' (15.24m)

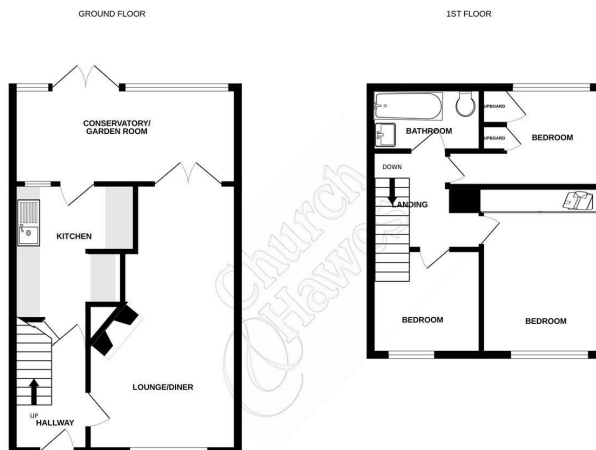
Paved patio to lawn with shrub borders, ornate pond, summerhouse, greenhouse, outside tap, westerly aspect.

Brick built shed/store with window to side, light and power, side access gate.

### AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquiries with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429 WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, rooms and any other space are approximate and do not necessarily conform to the actual dimensions of the premises. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The Agency, its agents and any other person named herein do not warrant and are not responsible for any errors or omissions in this plan. Made with Metropix (2022)

